

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 49 Molesworth Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,760,000 Property Type House Suburb Kew

Period - From 01/10/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	57 Princess St KEW 3101	\$2,525,000	01/03/2025
2	5 Kellett Gr KEW 3101	\$2,245,000	27/02/2025
3	8 Mcconchie Av KEW EAST 3102	\$2,085,000	26/12/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/03/2025 14:58



 4    2    3

**Property Type:** House  
**Land Size:** 725 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
December quarter 2024: \$2,760,000

## Comparable Properties



**57 Princess St KEW 3101 (REI)**

**Agent Comments**

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**Price:** \$2,525,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 752 sqm approx



**5 Kellett Gr KEW 3101 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$2,245,000  
**Method:** Auction Sale  
**Date:** 27/02/2025  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx



**8 Mcconchie Av KEW EAST 3102 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$2,085,000  
**Method:** Private Sale  
**Date:** 26/12/2024  
**Property Type:** House  
**Land Size:** 689 sqm approx

**Account - Barry Plant | P: 03 9842 8888**